



GRASSROOTS
REALTY GROUP

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122 Clenell Bay
Fort McMurray, Alberta

MLS # A2346143



\$928,888

Division:	Dickinsfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,097 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	6
Garage:	Driveway, Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Other, Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: 2 sets washer & dryer, 4 fridges, 2 stoves, 3 cooktops, 1 built in oven. 3 over the stove microwaves (1 not installed), 10 bar stools main kitchen, Window coverings & remotes for main living room blinds, 2 garage door openers, TV mount main living room Suite, furniture: 2 sofas, 2 living room chairs, 2 kitchen tables, 6 kitchen chairs, 1 queen bed & frame, 1 double bed & frame. Various kitchen items in basement suites

ONE-OF-A-KIND! 4 KITCHENS | 6 BEDROOMS | 6 FULL BATHROOMS | TRIPLE GARAGE! An extraordinary opportunity in Dickinsfield! Built in 2017 and offering just under 3,100 sq ft above grade, this architecturally distinctive home delivers a modern design and incredibly versatile floor plan rarely found in Fort McMurray. Designed for entertaining, multi-generational families and those seeking a luxury lifestyle with exceptional mortgage-helper potential, this home truly needs to be experienced. Step inside to soaring vaulted ceilings, an abundance of windows and an impressive open-concept main level. The stunning great room is anchored by a gas fireplace and flows into a chef-inspired kitchen that is an entertainer's dream, featuring premium appliances, a Built in oven, Built in fridge marching cabinet fronts, not one but two induction cooktops, 2 sinks, 2 islands one is an oversized island with seating for 10 and a massive walk-in pantry. Imagine hosting family and friends in a space designed for gathering! The main floor continues with a dedicated dining area, beautiful meditation/reading room with a second gas fireplace, plus a spacious bedroom/office with closet and window and a full bathroom. Upstairs, the open landing with glass railings provides beautiful sightlines into the home below. This level features a private mother-in-law suite complete with its own kitchen, bedroom, full bathroom and private balcony. Two additional primary bedrooms each enjoy their own stunning full ensuite filled with luxury finishes, including a large soaker tub. Every bedroom in this home has access to its own private full bathroom! The upper level is complete with upper level laundry plus a oversized landing with a bonus room area. The fully developed basement takes versatility to another level with a **LEGAL SUITE PLUS** an additional separate illegal each offering its own

kitchen, bedroom, full bathroom and living space, along with separate entrance access. In-floor heating provides additional comfort throughout the basement. The lower level offers approximately 1,357 sq ft of interior area, giving this exceptional property over 4,200 sq ft of interior living space when including the basement. Outside is equally impressive with an extra-wide front driveway offering loads of parking, side RV parking, a covered lower deck and 2 upper balconies. The triple garage features in-floor heat, while the low-maintenance yard was thoughtfully designed to reduce water usage and upkeep. Additional features include 2 central A/C systems and an SBS roofing system. Tucked into a quiet cul-de-sac in sought-after Dickinsfield, within walking distance of highly regarded elementary schools, parks, playgrounds and the Birchwood Trails. Whether you're looking for multi-generational living, space for extended family, income potential or simply a luxury home unlike anything else on the market, 122 Clenell Bay delivers an extraordinary combination of SPACE, STYLE, FUNCTION & VERSATILITY! This home is a MUST SEE!!!